

RESOLVED, that the Highway Supt. be authorized to purchase from H. O. Penn Machinery Co. of Poughkeepsie, N.Y. two (2) sand, salt and chip spreaders at a cost not to exceed \$5,970.00.

Seconded by Mr. Northrup.

All voted yes.

Town Board signed agreement with Fred J. Seeger, Highway Supt., setting aside \$316,976.73 for general repairs on 140.52 miles of Town Highways.

A number of residents living on Gail Drive in New City appeared before the Town Board to complain about the Town Highway Dept. not plowing this winter.

Town Attorney Freund stated that the law still maintains that the road is not in proper shape to be dedicated, according to Town standard, therefore the Town cannot accept it. It therefore constitutes a private road and the Town cannot go in with a plow.

Suggestion was made that the residents form a road improvement district and put up a cash bond of \$3000.00 to take care of needed improvements. Residents said they would discuss this further amongst themselves. No decision was reached.

Residents appearing before the Town Board were as follows:

Stan Liebman, 22 Gail Dr.
Mrs. Manse, 15 Gail Dr.
Geo. Allis, 16 Gail Dr.
Carl Zingale, 28 Gail Dr.

Mr. Altman, Gail Dr.
Emil Frustaci, 32 Gail Dr.
Philip Weissman, 6 Gail Drive

Mr. Gus Gaetzen recommended that unless a road is dedicated, no certificate of occupancy be issued, and that a Committee should be formed within the Town Board to look into road dedications.

On motion made by Mr. Northrup, seconded by Mr. Danko and unanimously approved, Town Board meeting was adjourned at 10:40 P.M.

The Town Board reconvened in Supervisor Mundt's office to discuss purchase of Highway Equipment with Mr. Seeger, Town Highway Supt.

On resolution by Mr. Northrup, seconded by Mr. Welchman, and unanimously adopted, Annual Organizational Meeting was adjourned.

PUBLIC HEARING

Town Hall

January 8, 1962

8:15 P.M.

RE: DISSOLUTION OF A LIGHTING DIST. KNOWN AS GREGORY HTS. LIGHTING DIST.

Present: Messrs. Frohling, Danko, Northrup, Welchman, Mundt.
Deputy Town Attorney Mr. Walber.

Supervisor Mundt called Public Hearing to order at 8:15 P.M. Town Clerk read notice of Public Hearing.

Mr. Gerardi Monoley, 44 4th Street, N.Y.C. appeared in behalf of the petitioners. He stated that he was applying for dissolution of Lighting Dist. created May 1960.

Signatures on petition represented 70% of people who signed contracts to purchase the property.

Mr. Patrick W. Higgins, 53 Gregory St., New City, N.Y. appeared and testified as follows:

Q: Do you own property?

A: I do.

Q: What is the assessed valuation?

A: \$5000 to \$6000.

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Q: When did you sign contract to purchase?
A: October 1958.

Q: Are you in favor of dissolution?
A: Yes.

Also appearing in favor of such dissolution were the following:

- Jos. McIntyre, 31 Roslyn Lane, New City, N.Y.
- Gunther Frankl, 27 Roslyn Lane "
- Isaac Binghiat, 29 Roslyn Lane "
- John Higgins, 24 Roslyn Lane "
- Angelo Barucco, 33 Roslyn Lane "
- John F. McCarthy, 22 Roslyn Lane "
- Roger B. Smith, 55 Gregory St. "

Mr. Louis Anisman, 59 Gregory St., appeared to speak against proposed dissolution.

In rebuttal, Mr. Moloney, attorney for petitioners, stated that the total assessed valuation of property involved is \$89,700 and that \$62,000 assessed valuation was represented as in favor. This constitutes 70% of owners.

On resolution by Mr. Welchman, seconded by Mr. Northrup and unanimously accepted, Public Hearing was closed at 8:30 P.M.

M. Welchman
Northrup

PUBLIC HEARING

Town Hall 1/8/62 8:35 P.M.

Present: Messrs. Frohling, Danko, Northrup, Welchman, Mundt.
Deputy Town Atty. Mr. Walber

RE: NEW CITY SHOPPING CENTER CHANGE OF ZONE APPLICATION (R-1 to C-1)

Supervisor Mundt called Public Hearing to order at 8:30 P.M.

Town Clerk read legal advertisement of Public hearing.

Mr. Jerome Trachtenberg, attorney for petitioners, explained the nature of the zoning change requested, and answered questions put to him by the board.

Area involved lies to the east and including W. Evergreen Rd. down around E. Evergreen Rd., excludes Gildersleeve and takes everything to the north up to the boundary line. It excludes the small section where the cemetery lies. Now in R-1. What petitioner seeks is to extend the C-1 Dist. to include. The change would be merely normal development of the estates there at the present time, and will in no way depreciate or devalue the land valuations or be a hindrance, or be a detriment to the health or safety or welfare of the community.

Mr. Trachtenberg also stated that land to be taken for Route 304 runs thru area.

Mr. John W. Coyle also appeared speaking in favor of petition.

Appearing against proposed change was Mrs. Paul Becker, 16 Evergreen Rd. W, she testified as follows:

If Evergreen Rd. W. is going to be made commercial, her home must be included against her wishes because as a result she would be isolated.

Mr. Mundt read letter from Planning Bd. disapproving zoning change. He asked if anyone else wished to appear in favor. No one appeared. Mr. Mundt asked if anyone wished to appear for. No one appeared.

On motion made by Mr. Welchman, seconded by Mr. Northrup and unanimously adopted, Public Hearing was closed. Board reserved decisions.

M. Welchman
Northrup

TOWN BOARD MEETING

January 8, 1962

Town Hall

8:00 P.M.

Present: Messrs. Frohling, Danko, Northrup, Welchman, Mundt.
Deputy Town Atty John Walber

Mr. Mundt called meeting to order at 8:00 P.M.

On resolution by Mr. Welchman, seconded by Mr. Frohling and unanimously adopted, Town Board minutes of the meeting held on 12/28/61 were accepted.

Town Board meeting was adjourned at 8:15 for Public Hearings re dissolution of Gregory Ht . Lighting Dist.; and Public Hearing re New City Shopping Center Zoning change.

Regular Town Board meeting reconvened at 10:30 for regular meeting.

Mr. Danko moved the following resolution:

RESOLVED, that Public Official's Bond for Justice of the Peace John A. Stefan in the amount of \$1,000.00 be approved as to form and sufficiency.

Seconded by Mr. Frohling.

On roll call the vote was as follows:

AYES: Messrs. Frohling, Danko, Northrup, Welchman, Mundt.
NOES: None.

The Town Board signed the following bonds, approving them as to form and sufficiency.

Rockland Estates, Inc.
Bond #622199 (\$3,500.00)

Rockland Estates, inc.
Bond # (\$50,000.00)

Mr. Danko moved the following resolution:

RESOLVED, that the Bardonia Acres zoning change (from R-22 to RA-1) be referred to the planning board.

Seconded by Mr. Frohling.

On roll call the vote was as follows:

AYES: Messrs. Frohling, Danko, Northrup, Welchman, Mundt.
NOES: None.

Mr. Frohling moved the following resolution:

RESOLVED, that the application of Ira Selvin and Tobias Scher for a change of zoning from a RA-1 district to a R-22 district, on property located on Goebel Road, New City, N.Y. be referred to the Planning Board for report pursuant to the provisions of 8.51, 8.52 and 8.522 of the Clarkstown Building Zone Ordinance.

Seconded by Mr. Northrup.

On roll call the vote was as follows:

AYES: Messrs. Frohling, Danko, Northrup, Welchman, Mundt.
NOES: None.

Mr. Northrup moved the following resolution:

RESOLVED, that the application of Ira Selvin & Tobias Scher for a Special Permit pursuant to Section 3.11 and 4.32 (F) of the Building Zone Ordinance of the Town of Clarkstown as amended, on property located on Goebel Road, New City, New York, be referred to the Clarkstown Planning Board for report pursuant to the provisions of 8.51, 8.52 and 8.522 of the Building Zone Ordinance.

Mr. Frohling seconded.

All voted yes.

Mr. Northrup moved the following resolution:

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RESOLVED that the application of Henry J. Pileggi, Carl Cacioppi & Rose Friedman for a change of zoning from a C-2 and R-1 district to a M-1 district on property located on Route 9W, Congers, N.Y. to be referred to the Planning Board for report pursuant to the provisions of 8.51, 8.52 and 8.522 of the Clarkstown Building Zone Ordinance.

Seconded by Mr. Welchman.

On roll call the vote was as follows:

AYES: Messrs. Frohling, Danko, Northrup, Welchman, Mundt.
 NOES: None.

Mr. Welchman moved the following resolution:

RESOLVED, that the application of SHERMARC DEVELOPING CORP. for a change of zoning from a R-1 to a R-2 district on property located on E/S North Middletown Road, Nanuet, New York, be referred to the Planning Board for report pursuant to the provisions of 8.51, 8.52 and 8.522 of the Clarkstown Building Zone Ordinance.

Seconded by Mr. Danko.

On roll call the vote was as follows:

AYES: Messrs. Frohling, Danko, Northrup, Welchman, Mundt.
 NOES: None.

Mr. Frohling moved the following resolution:

RESOLVED, that the application of Samuel Olin for a change of zoning from a RO district to a R-2 district, on property located on Pascack Road, Spring Valley, N.Y. be referred to the Planning Board for report pursuant to the provisions of 8.51, 8.52 and 8.522 of the Clarkstown Building Zone Ordinance.

Seconded by Mr. Northrup.

All voted yes.

Mr. Danko moved the following resolution:

WHEREAS, Herbert Levine has petitioned the Town Board of the Town of Clarkstown that the Building Zone Ordinance of the said Town be amended by redistricting property of the said petitioner described, from RO district to a C-2 district;

BE IT RESOLVED, that a public hearing pursuant to Sections 264 and 265 of the Town Law be had at the Board Room of the Town Hall of the Town of Clarkstown at 10 Maple Ave., New City, N.Y. in the said Town of Clarkstown on the 5th day of Feb., 1962, at 8:15 P.M. E.S.T. relative to such proposed amendment, and it is

FURTHER RESOLVED, that the Town Attorney prepare notice of such statutory hearing and that the Town Clerk cause the same to be published in the Journal~~News~~ a paper of general circulation in the Town of Clarkstown, as aforesaid and file proof thereof in the office of the said Clerk.

Seconded by Mr. Welchman

All voted yes.

Mr. Frohling moved the following resolution:

WHEREAS, Arthur N. Hoffman has petitioned the Town Board of the Town of Clarkstown that the Building Zone Ordinance of the said Town be amended by redistricting property of the said petitioned described, from RA-1(X) district to a LS district;

BE IT RESOLVED, that a public hearing pursuant to Sections 264 and 265 of the Town Law be had at the Board Room of the Town Hall of the Town of Clarkstown, at 10 Maple Ave., New City, N.Y., in the said Town of Clarkstown, on the 5th day of Feb., 1962, at 8:30 P.M. EST, relative to such proposed amendment, and it is

FURTHER RESOLVED, that the Town Attorney prepare notice of such statutory hearing and that the Town Clerk cause the same to be published in the Journal-News a paper of general circulation in the Town of Clarkstown, as aforesaid and file proof thereof in the office of the said Clerk.

Seconded by Mr. Welchman.

All voted yes.

Mr. Welchman moved the following resolution:

WHEREAS New City Holding Co. has petitioned the Town Board of the Town of Clarkstown that the Building Zone Ordinance of the said Town be amended by redistricting property of the said petitioner described, from R-1 district to a C-1 parcel A, R-2, parcel B, district;

BE IT RESOLVED, that a public hearing pursuant to Sections 264 and 265 of the Town Law be had at the Board Room of the Town Hall of Clarkstown, at 10 Maple Ave. New City, Rockland County, New York, in the said Town of Clarkstown, on the 26th day of February, 1962, at 8:15 P.M. EST. relative to such proposed amendment, and it is

FURTHER RESOLVED, that the Town Attorney prepare notice of such statutory hearing and that the Town Clerk cause the same to be published in the Journal-News, a paper of general circulation in the Town of Clarkstown, as aforesaid and file proof thereof in the office of the said Clerk.

Seconded by Mr. Frohling.

All voted yes.

Mr. Frohling moved the following resolution:

RESOLVED, that a public hearing will be held by the Town Board of the Town of Clarkstown, Rockland County, New York, at the Board Room of the Town Hall of the Town of Clarkstown, at 10 Maple Ave., New City, N.Y. on the 26th day of February, 1962, at 9:45 P.M. EST, to consider the application of Valentine J. Pianka for a change of Building Zone Ordinance of the Town of Clarkstown, by redistricting property of the applicant from a RA-1(X) district to a R-1 district. The said property which is the subject of the application is located on Route 304, New City.

Seconded by Mr. Welchman.

All voted yes.

Mr. Northrup moved the following resolution:

WHEREAS, Alfred J. Elish has petitioned the Town Board of the Town of Clarkstown for a special permit pursuant to Section 3.41 Table of General Use Regulations and Sections 4.31 and 4.32F to permit the erection of residences in an R-22 district,

BE IT RESOLVED, that a Public Hearing pursuant to Sections 264 and 265 of the Town Law be had at the Board Room of the Town Hall of the Town of Clarkstown, at 10 Maple Avenue, New City, Rockland County, N.Y. in the said Town of Clarkstown, on the 5th day of February, 1962, at 9:30 P.M. EST, relative to such proposed Special Permit, and it is

FURTHER RESOLVED, that the Town Attorney prepare notice of such statutory hearing and that the Town Clerk cause the same to be published in The Journal News, a paper of general circulation in the Town of Clarkstown, as aforesaid. Seconded by Mr. Danko. All voted yes.

The Board signed, approving as to form and sufficiency, the following Bond:

SVAHN ESTATES - SEC. III
Valley Cottage, N.Y.
(#2212365 - \$35,605.00)

Mr. Danko moved the following resolution:

RESOLVED, that upon recommendation of the Highway Supt. and the Town Eng. deed from SELAH HOME BUILDER, INC. to the Town of Clarkstown conveying:

809	l.f.	-	Greenwood Dr.
384	"	-	Boecher Ct.
865	"	-	Lombardi Dr.
318	"	-	Murdock Rd.
442	"	-	Victor Rd.
65	"	-	Unnamed stub,

be accepted, and be it

FURTHER RESOLVED, that said roads be included in the Town Highway System, and that the Town Attorney be directed to record the deed.

Seconded by Mr. Northrup.

All voted yes.

With reference to APPLEWOOD MANOR road dedication, Mr. Walber, Dep. Town Atty., stated that he had some correspondence with regard to easement, and under date of 1/5/62 he addressed a letter to the Spring Valley Water Works & Supply in regard to this easement which was requested from the company and indicated that item numbers and sections in that easement should be changed.

Mr. Seeger, Town Hwy Supt. stated that in his opinion, this easement has nothing to do with Gateway. He pointed out that if we were taking a final easement it would be necessary.

Mr. Danko moved the following resolution:

RESOLVED, that upon recommendation of the Highway Supt. and the Town Eng. deed from APPLEWOOD MANOR to the Town of Clarkstown conveying Gateway 1773 L.F. be accepted, and be it

FURTHER RESOLVED, that said roads be included in the Town Highway System, and that the Town Atty. be directed to record the deed.

Seconded by Mr. Frohling.

All voted yes.
Abstention: Mr. Northrup.

Mr. Frohling moved the following resolution:

RESOLVED, that upon recommendation of the Hwy Supt. and Town Eng., deed from NANROCK DEVELOPERS, INC. to the Town of Clarkstown, conveying 555 L.F. of Carmen Drive, Nanuet, N.Y. be accepted, and be it

FURTHER RESOLVED, that said road be included in the Town Highway System and that the Town Atty. be directed to record the deed.

Seconded by Mr. Frohling.

All voted yes.

The Town Eng. was instructed to check Fire Dist. to see if Carmen Dr. within present district, and if not, to advise Board as to what steps to take next. A request has been made for a fire hydrant.

Replacement for May Hoffman, Dog. Enum. will have to be made since she cannot serve this year. Other two dog enumerators will be contacted for names of people who might be able to serve.

Mr. Welchman moved the following resolution:

RESOLVED, that Dorothy C. Davies of 628 Route 59A, West Nyack, N.Y., be and hereby is appointed Clerk - part/time- in the Receiver of Taxes Office, on a temporary basis, not to exceed two months, effective January 1, 1962, at a salary of \$1.50 per hour.

Seconded by Mr. Frohling.

All voted yes.

Mr. Danko moved the following resolution:

RESOLVED, that Grace Anna Donlan of 34 Fairview Ave., Nanuet, N.Y. be and hereby is appointed Clerk, pt/time, in the Receiver of Taxes Office, on a temporary basis, not to exceed two months, effective Jan. 1, 1962, at a salary of \$1.50 per hour.

Seconded by Mr. Frohling.

All voted yes.

Mr. Northrup moved the following resolution:

RESOLVED, that Marjorie M. Mutinsky of 43 Southward Avenue, Congers, N.Y. be and hereby is appointed Clerk pt/time in the Receiver of Taxes Office, on a temporary basis, not to exceed two months, effective January 1, 1962, at a salary of \$1.50 per hour.

Seconded by Mr. Welchman.

All voted yes.

Deputy Town Attorney Mr. Walber gave opinion on appointment of Deputy Supervisor. He stated that Sec. 42 of Town Law permits Town Board to create the office. Mr. Mundt mentioned that it was an unpaid position. After considerable discussion, subject was closed.

Letter from Marshall Rooney re app; of J.H.P. Constr. Corp. request for change of zoning was read to the Board.

Letter was read from Nussbaumer, Clarke & Velsy by Mr. Mundt re number of sewer connections. Town Engineer, Co. Engineer, Supervisor's Office and Town Attorney's Office is compiling information requested.

A letter from Allis-Chalmers was read re bills for Town Dump Cost totaled \$3,224.46. Mr. Malone, Dumpmaster, stated that rentals fee of \$1,235 was included in this bill from Eric Binder.

Mr. Frohling moved the following resolution:

RESOLVED, that the Supervisor be and is hereby authorized to pay Town Dump bills as follows:

SCHAEFFER'S GARAGE	\$1,989.46
ERIC BINDER	1,235.00

Seconded by Mr. Northrup

All voted yes.

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Mr. Mundt read letter from Edw. G. Roepe re Applewood Manor. Matter was referred to Deputy Town Atty. It concerned granting the balance of relief requested in his original rezoning petition.

Mr. Welchman moved the following resolution:

RESOLVED, that the Town Clerk be authorized to advertise for bids for three (3) voting machines.

Seconded by Mr. Danko.

All voted yes.

Report was given to Mr. Danko by Mr. Mundt re costs of newspaper advertising as follows:

Journal News.....	.22 line
County Citizen.....	.19 line

Letter was read from Central Nyack Civic Assn. re Yield Sign on Upper Depew Ave. Matter was referred to Mr. Seeger, Town Hway Supt.

After some discussion re the duties of Mr. Harry Crowe, Sewer Plant Operator the following resolution was adopted:

Mr. Frohling moved the following resolution:

RESOLVED, that Mr. Harry Crowe be and is hereby appointed Sewer Plant Operator III, Part-time, for Sewer District #8, effective January 1, 1962, at an annual salary of \$1,940.00.

Seconded by Mr. Welchman.

All voted yes.

Mr. Northrup suggested that a monthly report be made by Mr. Crowe on two districts on maintenance, etc. Mr. Frohling stated that this was proposed and said they are considering making out a form for such reports.

Mr. Malone, Dumpmaster, asked Town Board for replacement as he will be hospitalized for a period of two weeks. He suggested Alfred Burgholzer.

Mr. Mundt read letter from N.Y.S. Thruway Auth. re appearance of the tandem trailer area adjacent to Interchange 14. They advised that areas will be graded and seeded in the Spring to better appearance of area.

Letter from Mr. R. Granik was read re E. Pascack San. Sew. Dist. requesting appt. as special counsel for such dist. Letter was referred to John Walber, Dep. Town Atty.

Letter from Mr. R. Granik was read by Mr. Mundt re W. Clarkstown San. Sew. Dist. inquiring as to whether he is to continue as Special Counsel for said Dist. Matter was ref. to John Walber, Dep. Tn. Atty.

Several residents from Cherry Hill - West Subdiv., Ivy Lane, and Orchard Plains - East Subdiv. appeared complaining about road dedication. Representatives from Cherry Hill were asked to call Mr. Bayer and get together with Mr. Roepe and the Title Co. and get the matter straightened out.

Mr. Seeger wanted to know if we could get 500' of Ivy Lane, New City, accepted by Town. Mr. Walber said bond was in default in the same area - Ivy Lane. (Van Gelder property).

Mr. Danko moved the following resolution:

RESOLVED, that the Supt. of Hways. be authorized to advertise for bids for one (1) each sand, salt, and chip spreader, said bids to be opened at a regular meeting of the Town Board to be held on 1/22/62; bids to be opened at 10:00 P.M.

TBM - 1/8/62

Seconded by Mr. Frohling.

All voted yes.

Mr. Danko moved the following resolution:

RESOLVED, that the Hway. Supt. be and he is hereby authorized to purchase one 1962 Ford Station wagon through the N.Y. State Div. of Standards & Purchase, 103 Washington Ave., Albany, N.Y. at a cost not to exceed \$2500.00

Seconded by Mr. Frohling.

All voted yes.

Mr. Northrup requested a meeting re sewers. He suggested that a meeting be arranged with Clarence Noyes and their Sewer Engineer, with our Town Board, to discuss this matter for our own benefit. Everyone on the Board was in accordance.

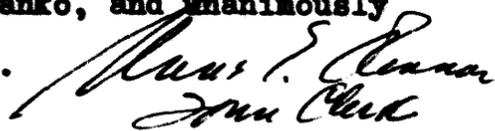
Mr. Frohling moved the following resolution:

WHEREAS, John W. Walber, Dep. Town Atty. addressed a certain memorandum to the Twon Board on December 22, 1961, subject - Extension of Water Main in Congers Area, now, therefore, be it resolved that a copy of this memorandum, dated Dec. 22, 1961, sent by John W. Walber to Robert Fullem, 158 Massachusetts Avenue, Congers, N.Y.

Seconded by Mr. Northrup.

All voted yes.

On motion made by Mr. Welchman, seconded by Mr. Danko, and unanimously adopted, Town Board Meeting was adjourned at 11:30 P.M.



TOWN BOARD MEETING

Town Hall

Jan. 22nd, 1962

8:00 P.M.

Present: Messrs. Frohling, Danko, Welchman, Mundt.
Town Att. Clifford J. Freund

Supervisor Mundt called the meeting to order.

On motion made by Mr. Danko, seconded by Mr. Welchman and unanimously carried, the minutes of the Organizational Meeting on Jan. 4, 1962, the two Public Hearings on Jan. 8th, and the Regular Town Board Meeting on Jan 8, 1962 were approved and accepted.

The Town Board signed order Dissolving Gregory Heights Lighting District.

WHEREAS, a written petition dated September 27, 1961, in due course and containing the required signatures has been presented and filed with the Town Board of the Town of Clarkstown, Rockland County, N.Y. for the dissolution of a lighting district known as "GREGORY HEIGHTS LIGHTING DISTRICT" in the said Town, bounded and described as follows:

BEING all of the premises shown and described on a certain subdivision plan entitled "Gregory Heights, subdivision of property of MAK Development Corporation, Town of Clarkstown Rockland County, New City, N.Y.", dated May 26, 1959, made by Rockland Bergen Surveyors, Edw. Barbour, filed in the office of the Clerk of Rockland County on September 28, 1959, in Book #60 of Maps at page #66 as Map #2706.

and an Order having been duly adopted by the Town Board on November 27, 1961 for the hearing of all persons interested in the matter on the 8th day of January, 1962, at 8:00 P.M. Eastern Standard Time at the meeting room of the Town Hall of the Town of Clarkstown, 10 Maple Avenue, New City, N.Y. and a hearing by said Board having been held at such time and place and it having been resolved and determined following such hearing that the petition herein was signed and accepted or proved as required by law and otherwise sufficient, and that it was in the public interest to grant in whole the relief sought, and it having been then and

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